

**2/390 Reynolds Road, Research, Vic 3095**



**House For Sale**

Tuesday, 17 October 2023

2/390 Reynolds Road, Research, Vic 3095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4010 m2**

**Type: House**



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**\$2.15m - \$2.29m**

Nestled quietly at the end of your own private road, well set back from Reynolds Road, this quiet and peaceful sanctuary will feel like your own exclusive 'Hollywood Hills' home. Sitting atop a one acre block it enjoys the natural tranquillity of its surroundings, breathtaking valley and wildlife views in the distance. Enter via tall auto wrought iron gates at the top of its driveway and find a circular driveway featuring a mature date palm for shade and impact. Your visitors will be enthralled as you lead them through the Spanish style closed courtyard with trickling wall fountain and hanging vines over the portico entrance. Double doors swing open to a hall which comes complete with walk in cloak room and is served by a powder room. As you inspect take notice of the upgrades the current owners have made over the last few years (refer to points listed below). Beyond the hall you will see the tops of swinging palms and a hint of the inground heated pool below. Stop in the formal living room for a drink at the bar, before wandering out to enjoy the view from the expansive terrace. Inside, you'll find three spacious bedrooms and two bathrooms all with built in robes and high ceilings. The master bedroom boasts picturesque views of the tropical garden outside the window, and quirky gold-plated taps, an original import. A fourth bedroom or office is located off the garage. The living areas are both spacious and versatile, with multiple zones that accommodate different needs and preferences. A bar area is perfect for entertaining guests, while the upgraded kitchen is a complete with modern amenities and includes a walk-through pantry, dishwasher and loads of cabinets. Adjacent to the kitchen, you'll find a formal dining room ideal for family gatherings and special occasions. A fitted office is tucked away off the kitchen living room with beautiful green views across King Valley ranges. A most idyllic place to work! Outside the double garage ensures ample parking space and there's even a separate studio or office. The laundry is full size with ample storage space. For those cozy evenings, a choice of two indoor fireplaces adds warmth and charm to the interior. Walk-in wardrobes offer ample storage for your belongings. The highlight of this true gem of a property is the resort-style pool and expansive terrace where you can cool off, relax, and enjoy the sunshine. Hosting poolside gatherings is a breeze with the built-in pizza oven. The property also boasts a charming bird aviary in the garden, large grassy area perfect for outdoor activities. 'Villa De Amigos' harmoniously blends the allure of Spanish architecture with modern luxury, creating a timeless and elegant space for living, working, and entertaining. Perfect for pool party or an elegant evening on the terrace or by one of the open fires, the property even has an expanse of lawn for dogs play or picnics at home. A hand made pizza oven sits in the grotto, providing an atmospheric outdoor kitchen. The original owner went to great lengths for a high-quality build with high quality fitting. The current owners have been mindful of the Spanish Revival uniqueness of this property and have taken a considered approach to upgrade without straying too much from the original retro design. Those who appreciate an original, architecture style will appreciate this. Upgrades have included: Creating a new formal gated entrance with brick paving and tall bespoke automatic gates in the Spanish theme. The circular drive that can fit up to six or more cars. New grass - 60% of the grass on the property has been installed replacing the original dirt (aside from the existing pool grass). Solar heating has been installed for the total house with maximum size. The pool upgrades include solar heating, new paint, new auto chemical controls, converted from chlorine to salt with auto top up. Rear terrace iron fencing has been extended and hand made to match existing. In-floor heating has been upgraded to a powerful new boiler installed with thermostat. Carpet is new only 6 weeks old. The new kitchen cabinetry including stone workbench has been installed 3 years ago in keeping with the Spanish theme to match the woodwork in the replacing the old unoriginal Laminex kitchen. The fireplace in the kitchen/family room was also a new addition which gives out amazing heat. The garage floor has been given a clean look with the concrete polished. Spanish originals in the house include the imported floor tiles and all the doors are solid cedar. Gold plated tap fittings in master ensuite, are imported from Spain. New velvet curtains were handmade 12 months ago in keeping with the Spanish theme.